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Agenda Date: 2/2/2011

Agenda Placement: 9A

Airport Land Use Commission Board Agenda Letter

TO: Airport Land Use Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: RONALD GEE, PLANNER III - 707.253.4417
SUBJECT: Airport Area Project Review Update

RECOMMENDATION

AIRPORT INFLUENCE AREAS DEVELOPMENT STATUS REPORT

Request: Staff presentation on the status of recent/ongoing development projects within the Airport Influence Areas surround Napa County Airport and Angwin Airport.

Staff Recommendation: Information Item.

Staff Contact: Ronald Gee, 299-1351, ronald.gee@countyofnapa.org

EXECUTIVE SUMMARY

Staff will give a brief report on the status of various developments within the Airport Influence Areas of Napa County Airport and Angwin Airport. Airport Influence Areas are those areas within approximately 2 miles of an airport that are routinely overflowed by aircraft and are consequently within the jurisdiction of the Airport Land Use Commission (ALUC). Since all local jurisdictions (Cities of Napa and American Canyon, and Napa County) subject to ALUC oversight have brought their respective land use regulations into compliance with ALUC requirements, most individual development proposals within the influence areas are not reviewed by the ALUC. This report is intended to briefly update the Commission on the extent of projects occurring within the influence areas, as well as to update the Commission on the status of projects that recently underwent ALUC review.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION**County of Napa Projects:**

In 2010, three new warehouse/office development and a winery projects were approved in the Napa County Airport Industrial Area. These include the the 37,695 sq. ft. Walkenhurst warehouse/office building on Industrial Way; the eight-building, 356,000 sq. ft., warehouse and 134,500 sq. ft. office, Napa 34 Holdings Commerce Center at Airport Boulevard/SR 29; and, the 20,000 gallons/year, 9,535 sq. ft. Rocca Family Winery on Devlin Road.

There are three recent applications for new development that are incomplete or pending. These include the new 100,000 sq. ft. 1,000,000 gallons/year winery for Rombauer Vineyards on Morris Court/Technology Way; the three-story, 67,389 sq. ft. Napa Executive Management (Saks Office Building) at the Gateway Road East cul-de-sac; and, the Metropolitan Van & Storage, 107,424 sq. ft. warehouse/distribution building with accessory office at Airport Boulevard/Airpark Road.

Since the *Napa County Airport Industrial Area Specific Plan* was found to be consistent with the *Napa County Airport Land Use Compatibility Plan (ALUCP)*, no ALUC Consistency Determination is required for these projects.

The Draft Environmental Impact Report (EIR) for the Napa Pipe Project is being prepared and will need ALUC review and comment in late 2011.

There have been no recent use permit projects for new construction near Parrett Field in Angwin. The County approved use permits for a church and retail shops within existing building off of College Avenue. The Angwin Eco-Village project is no longer active.

City of Napa Projects:

The St. Regis Napa Valley Resort, approved by the City of Napa following ALUC Consistency Determination in 2010, is currently in litigation; pending resolution of an affordable housing lawsuit, the project will need Major Design Review approval from both the City of Napa Planning Commission and City Council. Since the Master Plan and Design Standards approved as part of the project were found to be consistent by the ALUCP, no further ALUC action will be required.

Application for a new 40,000 sq. ft. addition to the existing 159,000 sq ft. Kaiser Napa Data Center building was submitted December 29, 2010. As a conforming addition to an existing development, no ALUC action on the Napa Corporate Center project is required.

City of American Canyon Projects:

The Draft EIR for the Napa Commerce Center (formerly Headwaters Development) for new warehouse/offices is being prepared. Although this area was annexed by the City of American Canyon and both their General Plan and Zoning Ordinance were determined to be in conformance with the ALUCP in 2010, ALUCP Consistency Determination for the project will be required since the project will be approved through Development Agreement.

The Draft EIR for the Lake Street Ventures new retail space, sit-down and fast food restaurants on the corner of Napa Junction Road and SR 29, within the 17 acre Napa Junction, Phase III development, is being prepared and will require ALUC review later this year..

The new Napa Airport Corporate Center - Phase 2, 279,385 sq. ft. warehouse/distribution building at Devlin Road/South Kelly Road was approved by the County in 2010 but has recently been annexed to the City.

In a separate action, the 300 acre, unincorporated County area located on the proposed City of American Canyon Town Center site was annexed to the City in December, 2010.

SUPPORTING DOCUMENTS

None

Airport Land Use Commission: Approve

Reviewed By: John McDowell